



11, Brian Dowding Court, City Road, Tilehurst, Reading, Berkshire, RG31 5AQ  
£220,000 Leasehold

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Residential Sales & Lettings



- Purpose built Apartment
- 2nd (top) Floor position
- 17' L-shaped Living Room with Juliet Balcony
- 2 Bedrooms
- Gas fired central heating to radiators
- No 'Onward Chain' complications
- Allocated parking space
- Modern fitted Kitchen
- Modern 3 piece Bathroom
- Convenient location close to amenities

Offered to the market with the advantage of 'No Onward Chain' complications, this individual and spacious purpose built top floor Apartment is situated in a small exclusive development conveniently located for local amenities, frequent bus services, open countryside and parkland.

Positioned on the second floor, the property is approached via a well-maintained Communal Entrance with telephone entry system and stairs to all levels. Internal accommodation comprises entrance hall with built in storage cupboards and doors lead to a 17' 'L-shaped' triple aspect lounge/dining room with French doors to a Juliet Balcony and also opens to a well appointed front aspect modern fitted kitchen with integrated oven and hob. The hallway also services 2 front aspect bedrooms and a separate rear aspect bathroom with heated towel rail and 3 piece white suite which includes bath with shower over and glazed screen. This well-presented home also benefits from gas fired central heating to radiators and 1 allocated parking space in the residents car park.

Suited to owner occupation or as an ideal 'Buy to Let' investment purchase, this well presented and popular property must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to schedule a viewing appointment.

Leasehold Information:-

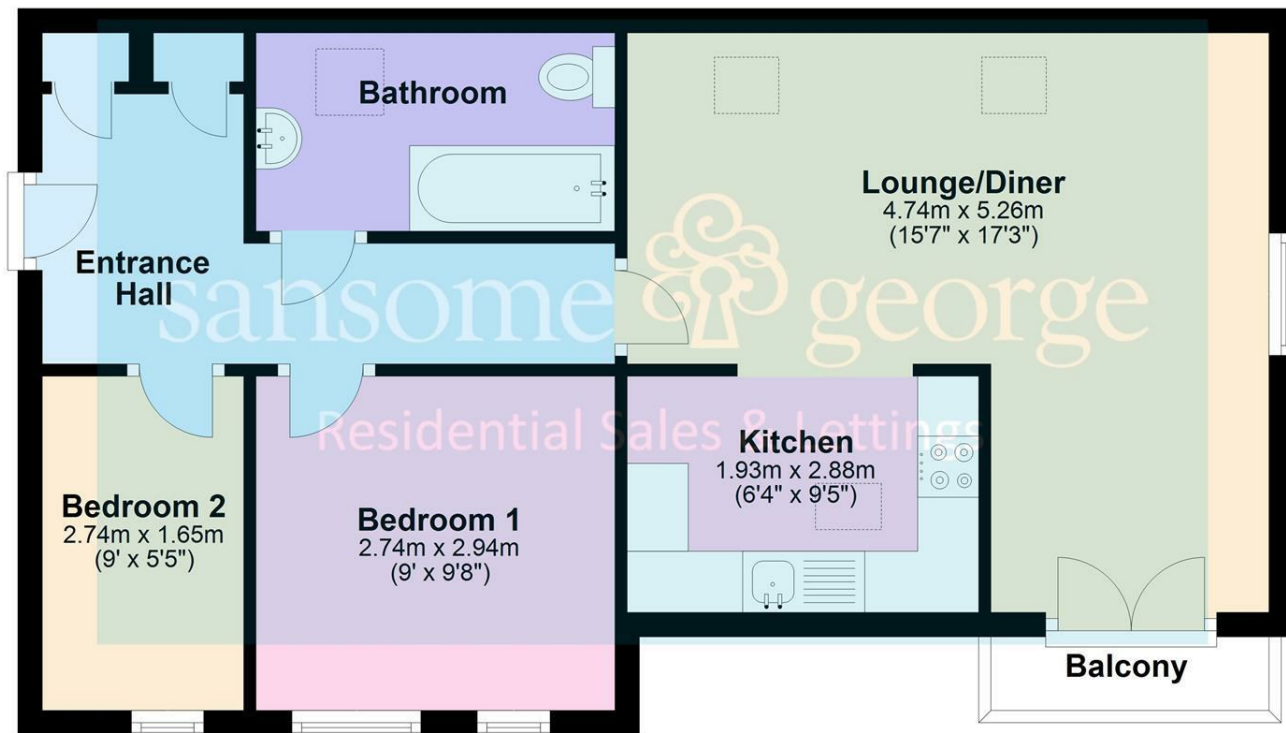
Lease Term:- 999 years from 1/1/2011 hence circa 986 years remaining  
Annual Ground Rent & Service/Maintenance Charges:- 1296.00 per annum

West Berkshire Council - Band B

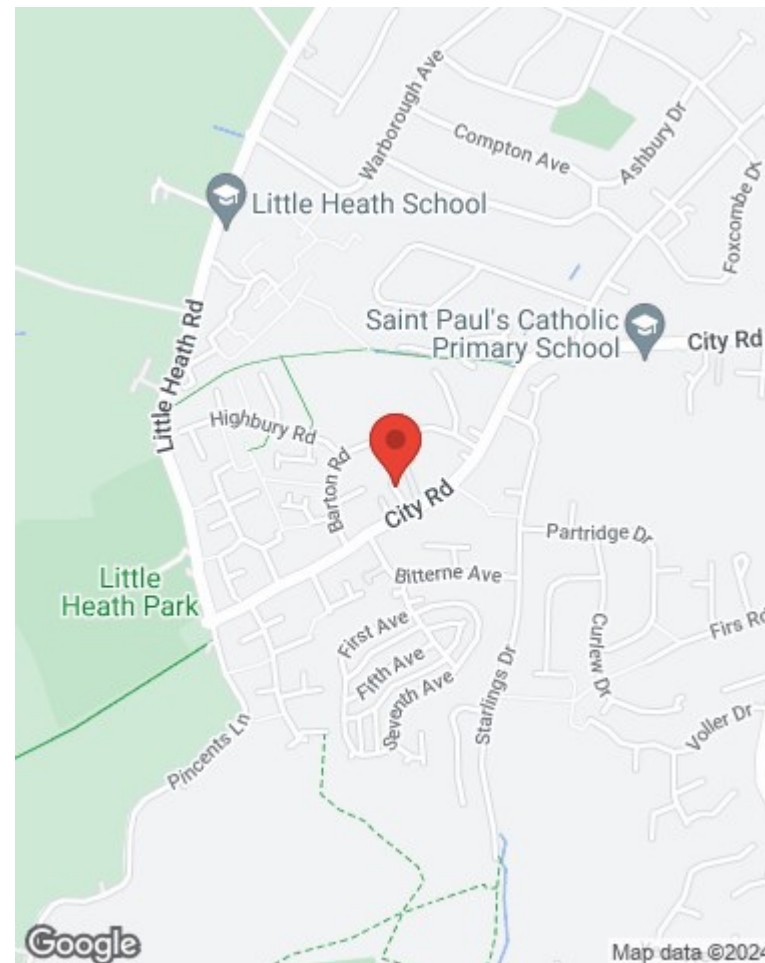


## Second Floor

Approx. 51.4 sq. metres (553.3 sq. feet)



Total area: approx. 51.4 sq. metres (553.3 sq. feet)



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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